

04703

(14)

05804 (135/11)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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B 452300

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 Conditional District Sub-Registrar
 Midnapore (Sub-Station)

6 MAY 2008 **DEED OF SALE**

THIS INDENTURE OF SALE made this... *6th*... day of ... *May*... , Two Thousand Eight **BETWEEN** (1) SRI DULAL CHANDRA NASKAR, (2) SRI PULIN BEHARI NASKAR, (3) SRI PARIMAL NASKAR, (4) SRI NIRMAL NASKAR, all Sons of Late Khudiram Naskar, all by faith Hindu, by occupation

Contd.....P/2

6 MAY 2008
National Director
Muzungu (Sub) ...



Waziri wa Maendeleo

Waziri wa Maendeleo

DEED OF SALE

THE LAND ...

Abulal CR ...

Director

Abulal Saraj

SEABIRD COMPLEX PVT. LTD.

Abulal Saraj

Handwritten signature

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Kol-1
29 APR 2008

Handwritten notes and signatures

13790

Vendor No.-1 is Service and Vendors No.-2, 3 & 4 are Business, all are presently residing at Kadampukur, P.S.- Rajarhat, in the District of North 24-Parganas, hereinafter collectively referred to as the "**VENDORS**" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their heirs, successor, executor, administrator, representative and assign) of the **ONE PART**:

AND

M/S. SEABIRD COMPLEX PVT. LIMITED, a Private Limited Company incorporated under the Companies Act, 1956, represented by its Director Smt. Asha Sarawgi, Wife of Sri Dilip Kumar Sarawgi, having its Office at 242, B.B. Ganguly Street, Second Floor, Kolkata-700 012, hereinafter referred to as the "**PURCHASER**" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their successors-in-interest, executors, administrators, representatives and assigns) of the **OTHER PART** :

WHEREAS :

One Khudiram Naskar, since deceased Son of Late Nakul Chandra Naskar of Kadampukur, P.S.- Rajarhat District North 24-Parganas is the exclusive Owner and possessor in respect of **ALL THAT** piece and parcel of land measuring about 0.16 Satak or equivalent to 9 Cottahs 11 Chittacks be the same a little more or less lying and situate at Mouza-Kadampukur, J.L. No. - 25, R.S. No .-83,

Contd.....P/3

6 MAY 2008

Additional District Magistrate
Mithankot (Sd) Pab

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Sunit K. Aggarwal
Sunit Kumar Aggarwal
S/o. Sri Amar Chand Aggarwal
1, British Indian St.
Kot 69
Occupier - Business

Handwritten signature

R.S. Dag No.-1237 under L.R. Khatian No.-177 within Patharghata Gram Panchayet, P.S.- Rajarhat within the jurisdiction of Addl. District Sub-Registrar, Bidhannagar, Salt lake City, by virtue of Record of Rights under the L.R., Govt. of West Bengal.

AND WHEREAS :

The said Sri Khudiram Naskar died intestate leaving behind his legal heirs, heiress, successors namely Smt. Panchi Naskar, respectively Wife and Sri Dulal Chandra Naskar, Sri Pulin Behari Naskar, Sri Parimal Naskar, Sri Nirmal Naskar, respectively Sons and Smt. Reba Naskar, Smt. Chandana Naskar, Smt. Rup Dasi Naskar and Smt. Sandha Mondal, respectively married daughters of Late Khudiram Naskar, who had collectively inherited all the estates left by Late Khudiram Naskar.

AND WHEREAS :

While seized and possessed by all the legal heirs, successors of Late Khudiram Naskar the said Smt. Panchi Naskar, Smt. Reba Naskar, Smt. Chandana Naskar, Smt. Rup Dasi Naskar and Smt. Sandha Naskar, respectively Wife and married daughters decided to Gift their individual shares and entirety of all the estates left by Khudiram Naskar to their Sons / Brothers namely Sri Dulal Chandra Naskar, Sri Pulin Behari Naskar, Sri Parimal Naskar and Sri Nirmal Naskar and duly executed and registered two Bengali Deed of Gift one dated 14th September, 2007 in the Office of the Addl. District Sub - Registrar, Bidhannagar,

Contd.....P/4

6 MAY 2008

Regional District of Bulkley Valley
Bulkley Valley (Salt Lake)



Salt Lake City, and recorded in Book No.-I, CD Volume No.- 5, Pages from 2889 to 2901, Being No.-04779 for the year 2008 and another Bengali Deed of Gift dated 14th September, 2007 in the Office of the Addl. District Sub-Registrar, Bidhannagar, Salt lake City and recorded in Book No.-I, CD Volume No.-5, Pages from 1701 to 1716, Being No.-04710 for the year 2008 and became the absolute Owners thereof by the Vendors herein.

AND WHEREAS :

While seized and possessed the said land by Sri Dulal Chandra Naskar, Sri Pulin Behari Naskar, Sri Parimal Naskar and Sri Nirmal Naskar, the Vendors herein paid the relevant taxes upto date and now due to financial stringencies agrees to sell, transfer, convey part of the said Sali land measuring about 5 Cottahs be the same a little more or less out of 0.16 Satak more or less comprised in R.S. Dag No.-1237 under L.R. Khatian No.-177 at Mouza-Kadampukur, J.L. No.-25, R.S. No.-83 within Patharghata Gram Panchayet, P.S.- Rajarhat in the District of North 24-Parganas.

AND WHEREAS

After knowing the same the Purchaser herein M/s. Seabird Complex Pvt. Limited, represented by its' Director approached the said Vendors herein Sri Dulal Chandra Naskar, Sri Pulin Behari Naskar, Sri Parimal Naskar and Sri Nirmal Naskar to sell, transfer, convey the said land measuring about 5 Cottahs

Contd.....P/5

6 MAY 2008

Additional District Sub-Manager (Salt Lake)



more or less more fully and particularly described in the Schedule hereunder at or for a price of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only.

AND WHEREAS :

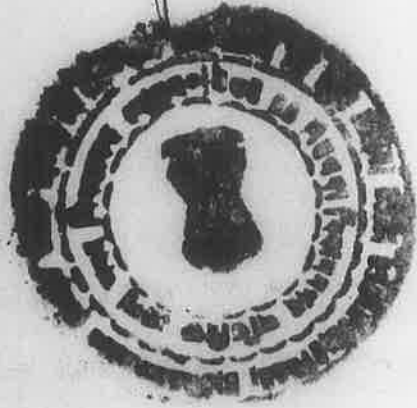
- 1) The Vendors herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land measuring about 5 Cottahs more or less out of 0.16 Satak more or less lying and situated at Mouza- Kadampukur, J.L. No.- 25, R.S. Dag No.-1237, R.S. No.-83, L. R. Khatian No.- 177, P.S.- Rajarhat, District North 24 Parganas and more particularly described in the Schedule hereunder written.
- 2) The Vendors have agreed to sell the said property to the Purchaser at the full and final consideration of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only.
- 3) The Purchaser requested the Vendors to execute these presents, which they have agreed to do.

NOW THIS DEED WITNESSETH : that pursuance of the full and final consideration of the sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only paid on or before the execution of these presents, by the Purchaser to the Vendors (receipt whereof the Vendors hereby admits), the Vendors doth hereby convey and transfer by way of sale unto the Purchaser all that piece and parcel of land measuring about 5 Cottahs more or less situated at Mouza- Kadampukur, under R. S. Dag No.-1237, L.R. Khatian No.-177 presently under Addl. District Sub - Registrar, Bidhannagar, Salt Lake, and more particularly described in the

Contd.....P/6

6 MAY 2006

Edmond District (Salt Lake)



Schedule hereunder written and delineated on the Plan thereof hereto annexed by red coloured boundary line **TOGETHER WITH ALL** the common passages, things attached thereto and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land or any part thereof belonging or anywise appertaining thereto and **ALL** the estate, rights, title, interest, use possession, benefit, claim and demand whatsoever at law or otherwise of the Vendors to the said piece of land here by conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser absolutely and for ever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or the other authority of Kolkata or any other public body or local authority in respect thereof.

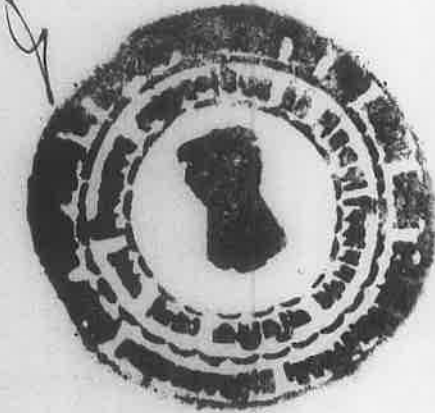
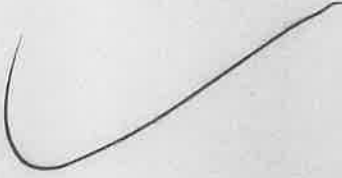
AND the Vendors doth hereby covenant with the Purchaser that,

1. The Vendors now have in themselves good right, full power and absolute authority to convey and transfer by way of Sale the said piece and parcel of land hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Schedule property is free from all encumbrances, attachments, liens, mortgages, charges etc.
2. The Vendors declares that no notice being served and / or issued under the Public Demand Recovery Act, on the Vendors not any such notice has been

Contd.....P/7

6 MAY 2008

Additional District (Salt Lake City)



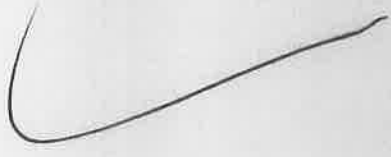
published and the Vendors have not yet received any notice of requisite on and / or requisition of the property described in the Schedule hereinafter written.

3. The Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the said land hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendors or their successors or any of them or by any person or persons claiming or to claim, from under or in trust for them or any of them ;
4. The Vendors deliver this day khas possession of the said land along with the relevant original documents of right, title and interest, possession unto the Purchaser and the Purchaser shall hold the said land free and clear and freely and clearly and absolutely acquitted, exonerated, and forever released and discharged or otherwise by the Vendors as well as sufficiently saved, defended, kept harmless and indemnified of , from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed occasioned and suffered by the Vendors or by any other person or persons claiming or to claim by from, under or in trust for them ;
5. The Vendors and all persons having or claiming any estate, right, title, or interest in said land, hereby conveyed or any part thereof by from, under or in

Contd.....P/8

6 MAY 2006

Additional Director (Sgt) [Redacted]



trust for the Vendors or their successors, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and execute all such further and other lawful acts, deeds, things conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said land and premises and every part thereof hereby conveyed unto and to the use of the Purchaser in manner aforesaid as by the Purchaser their heirs, successors-in-office, executors, or administrators and assigns shall be reasonably required without any further monetary consideration.

6. The Purchaser after becoming the Owner of the land hereby sold, have right to transfer the same by way of sale, gift, mortgage, develop etc. shall get their name mutated in the B.L. & L.R.O. authority and Municipality and pay tax to the concerned authority in respect of their land, which will be assessed by the tax Authority time to time.

SCHEDULE OF THE LAND ABOVE REFERRED TO

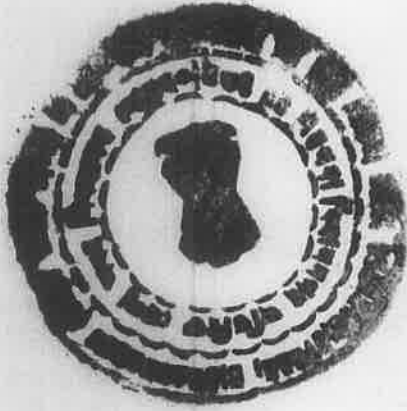
ALL THAT Piece and Parcel of undivided Sali land measuring about 5 Cottahs be the same little more or less out of total land measuring about 0.16 Satak more or less lying situate at Mouza- Kadampukur, J. L. No. -25, R. S. Dag No.-1237, L. R. Khatian No. - 177, R. S. No. - 88, P. S. - Rajarhat, District North 24-

Contd.....P/9

6 MAY 2008

International District (Salt Lake City)

4



Parganas, within Pathar Ghata Gram Panchayet, delineated clearly in the plan annexed and bordered 'Red', within the present jurisdiction of Additional District Sub-Registrar, Bidhannagar, Salt Lake City, together with all common passages, easementary rights, with electricity, water, sewerage connection etc. The proportionate annual rent is payable to the Government of West Bengal represented by the Collectorate of North 24-Parganas, butted and bounded by:

Asha Sarra

ON THE NORTH	:	By R. S. Dag No. - 1238 ;
ON THE SOUTH	:	By R. S. Dag No. - 1266 ;
ON THE EAST	:	By R. S. Dag No. - 1258 ;
ON THE WEST	:	By R. S. Dag Nos. - 1270 & 1236 ;

IN WITNESS WHEREOF the parties hereto have subscribed their respective signatures on the day month and year first above written.

Contd.....P/10

6 MAY 2008

General District (Salt Lake City)

W



SIGNED AND DELIVERED by the PARTIES

At **KOLKATA** in the presence of :

WITNESSES :

1. Sumil K. Aggarwal
Sumil K. Aggarwal
1, British Indian St.
Kolkata 69

1. Gulab Ch. N...

2. ...

2. ...
of Jankin...

3. ...

4. ...

SIGNATURE OF THE VENDORS

SEABIRD COMPLEX PVT. LTD.

Drafted by :

Joydeep Das

Advocate

High Court, Calcutta.

Asha Sarawani

SIGNATURE OF THE PURCHASER

Director

Typed by: A

Contd..... P/11

6 MAY 2008

General Director (Sales)
Bihar Sahitya Akademi

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RECEIPT

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only being the full and final Consideration Money for the said vacant land.

MEMO OF CONSIDERATION

- 1) Paid by cheque NO. 420216 dated 16-04-08
Drawn on United Bank of India, C.R. Avenue Rs. 2,00,000
 - 2) Paid by Cheque No. - 420217 dated 16-04-08
Drawn on United Bank of India, C.R. Avenue Rs. 2,00,000
 - 3) Paid by Cheque No. 420218 dated 16-04-08
Drawn on United Bank of India, C.R. Avenue Rs. 2,00,000
 - 4) Paid by cheque No. - 420219 dated 16-04-08
Drawn on United Bank of India, C.R. Ave. Rs. 2,00,000
 - 5) Paid by Cash Rs. 7,00,000
-
- (Rupees Fifteen Lakhs) only. Rs. 15,00,000.00
-

WITNESSES :

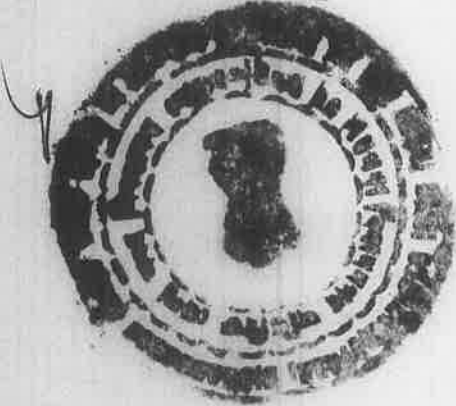
- 1) Bunil K. Aggarwal 1 Shalini Ch. Nandan
- 2) 2 Shilpa Ch. Nandan
- 2) Agarwal Mansel of Jodhpur City 3 Shilpa Ch. Nandan
- 4 Shilpa Ch. Nandan

SIGNATURE OF THE VENDORS

6 MAY 2008

~~Regional District 2008-05-06~~
~~Administrative (Salt Lake)~~

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SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Asha Sarawari	LH.					
	RH.					

ATTESTED :- Asha Sarawari

 Abul Ch. Nasir	LH.					
	RH.					

ATTESTED :- Abul Ch. Nasir












 अनिल कुमार	LH.					
	RH.					

ATTESTED :- अनिल कुमार

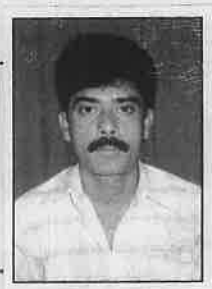










SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908





N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Signature: <i>ਮੁਕਤਿਮ ਸਿੰਘ</i>	LH.					
	RH.					

ATTESTED :- *ਮੁਕਤਿਮ ਸਿੰਘ*

 Signature: <i>ਗੁਰਮਿਤ ਸਿੰਘ</i>	LH.					
	RH.					

ATTESTED :- *ਗੁਰਮਿਤ ਸਿੰਘ*

	LH.					
	RH.					

ATTESTED :-



SITE PLAN OF R.S. DAG NO 1237
R.S. KHATTIAN NO. L.R. KHATTIAN
NO. AT MOUZA. KADAM PUKUR
J.L. NO. 25. R.S. NO. NO. 83. P.S. PATAR
HAT DIST NORTH 24 PARGANAS.

PURCHASER

SCALE - 50'0" = 1" INCH.

SOLD BY

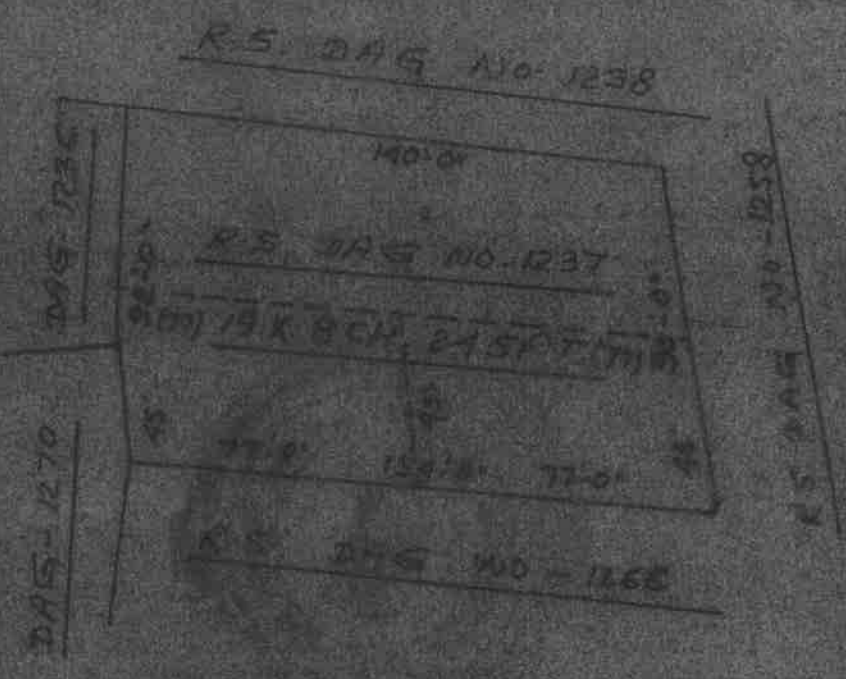
शुभाच नारायण
 अशोक नारायण
 सुनिता सिन्हा

निर्माण 1985

SEABIRD COMPLEX PVT. LTD.

Asha Sarawaj

Director



DRAWN BY
 ASHOK

6 MAY 2008

~~National District No. 100-1000000000 (Salt Lake City)~~



100011

DTI W9 X3170100-010000

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


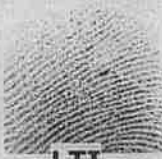






Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 04703 / 2008 Document Number (I -05804,2008)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Asha Sarawgi	Asha Sarawgi

II . Signature of the person(s) admitting the Execution

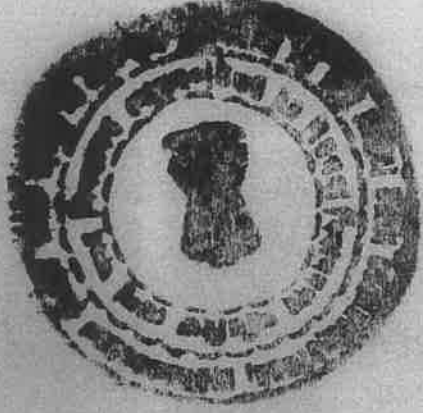
Sl No	Admission of Execution By Status	Photo	Finger Print	Signature
1.	Asha Sarawgi PS - . 242 B B Ganguly St Kol-12		 LTI	Asha Sarawgi
2.	Dulal Chandra Naskar PS - Rajarhat Kadampukur		 LTI	Dulal Chandra Naskar
3.	Pulin Behari Naskar PS - Rajarhat Kadampukur		 LTI	পুলিন বহারি নাসকর
4.	Parimal Naskar PS - Rajarhat Kadampukur		 LTI	পরিমল নাসকর

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

6 MAY 2008

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~~Regional District of Bulkley Valley
Administrative (Salt Lake)~~



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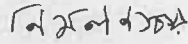
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 04703 / 2008 Document Number (I -05804,2008)

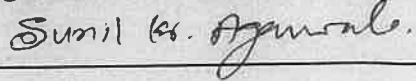
II . Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
5.	Nirmal Naskar PS - Rajarhat Kadampukur	Self		 LTI	

Name of Identifier of above Person(s)

S K Agarwal
PS-.,Kol-69

Signature of Identifier with Date



6 MAY 2008

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Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-05804 of :2008
(Serial No. 04703, 2008)

On 06/05/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 16489/- on:06/05/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1500000/-

Certified that the required stamp duty of this document is Rs 75000 /- and the Stamp duty paid as: Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty : 1.Rs 40000/- is paid by the draft no. :551883, Draft date:06/05/2008, Bank name:STATE BANK OF INDIA, Shambazar, recieved on :06/05/2008. 2.Rs 34100/- is paid by the draft no. :551882, Draft date:06/05/2008, Bank name:STATE BANK OF INDIA, Shambazar, recieved on :06/05/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14 02 on :06/05/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Asha Sarawgi,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on :06/05/2008 by

1. Dulal Chandra Naskar, son of Lt Khudiram Naskar,Kadampukur,Thana Rajarhat, By caste Hindu,by Profession :---
2. Pulin Behari Naskar, son of Lt Khudiram Naskar,Kadampukur,Thana Rajarhat, By caste Hindu,by Profession :---
3. Parimal Naskar, son of Lt Khudiram Naskar,Kadampukur,Thana Rajarhat, By caste Hindu,by Profession :----
4. Nirmal Naskar, son of Lt Khudiram Naskar,Kadampukur,Thana Rajarhat, By caste Hindu,by Profession :----
5. Asha Sarawgi,Director,Seabird Complex P Ltd,242 B B Ganguly St, profession :Business
Identified By S K Agarwal, son of S K Agarwal Kol-69.Thana: ., by caste Hindu,By Profession :----

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

6 MAY 2008

Additional District 800-800-8000
Washington (Salt Lake)

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Handwritten marks and symbols in the top left corner, including a small triangle and some illegible characters.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1 ✓
CD Volume number 6 ✓
Page from 1588 to 1712 ✓
being No 05804 for the year 2008.



A handwritten signature in black ink, appearing to be "Amin Khan".

(Muzaf Amin Khan) 07-May-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal